

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	River Falls	285-0J-0006	DAVEE LIBRARY

<u>Project No.</u>	<u>Project Title</u>
15J2D	Davee Library Roof Repl

Project Intent

This project provides investigation and research, pre-design, and design services to replace roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. The roof area will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work includes replacing ~33,300 SF of the coal-tar and asphalt built-up roof sections B, F1, F3, H, H1, and J with a new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) membrane over new insulation. The roof drain piping will be steam cleaned to remove roofing tar that has seeped into the pipes. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Conducting an infrared or nuclear scan of project areas should be considered to determine presence of wet insulation and/or damaged areas.

Project Justification

The roof sections are more than 25 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development staff determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. There have been a significant number of leaks from these roof sections recently and the built-up roofing system has many blisters and buckling felts. The roof does not have proper slope to allow water to flow to the roof drains which results in pooling water. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

A/E Consultant Requirements

☒ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of roofing systems, exterior building envelope renovation/restoration, and masonry construction within institutional environments as part of a design team. Work includes report of existing roofing conditions, site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, drafting roof plans and details, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule, and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

Commissioning

- ☒ Level 1
☐ Level 2

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<u>Project Budget</u>		<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost:	\$	GFSB - Facilities Maintenance & Renovation [Z060]	\$0
Haz Mats:	\$	PRSB - []	\$0
Construction Total:	\$	Agency/Institution Cash []	\$0
Contingency: 15%	\$	Gifts	\$0
A/E Design Fees: 8%	\$	Grants	\$0
DFD Mgmt Fees: 4%	\$	Building Trust Funds [BTF]	\$32,300
Other:	\$	Other Funding Source	\$0
	\$515,000		\$32,300

Project Schedule

SBC Approval: 06/2016
A/E Selection: 12/2015
Bid Opening: 02/2017
Construction Start: 05/2017
Substantial Completion: 08/2017
Project Close Out: 12/2017

Project Contact

Contact Name: Alan Symiceck
Email: <alan.symicek@uwrf.edu>
Telephone: (715) 425-3827 x

Project Scope Consideration Checklist

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- Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. ☒ ☐
All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.
- Is the project an extension of another authorized project? If so, provide the project #... ☐ ☒
- Are hazardous materials involved? If yes, what materials are involved and how will they be handled? ☒ ☐
Required hazardous materials abatement has been included in the estimated project schedule and project budget.
- Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? ☐ ☒
- Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent? ☐ ☒
- Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope. ☐ ☒
- Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☒ ☐
Type III.

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8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☒
9. Are there any other issues affecting the cost or status of this project? ☐ ☒
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☒ ☐
Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☐ ☒
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☐ ☒
13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here. ☐ ☒
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☒